



2016010213 00160

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$182.00

PRESENTED & RECORDED:
 03-23-2016 04:38:01 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS

BY: S. GRIFFITH
 DPTY

BK: RE 3277

PG: 1025-1027

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 182.00

Parcel Identifier No.: 6825-74-4538.00 (Block 1024, Lot 022A)
 Return after recording to: Kangur & Porter, LLP (Box 76)
 Mail tax bills to Grantee: 1036 West End Boulevard, Winston-Salem, NC 27101
 This instrument was prepared by: T. Thomas Kangur, Jr.
 Brief description for the Index: portion of Lot 22, Crafton Heights

THIS DEED made this 2nd day of March, 2016, by and between,

GRANTOR	GRANTEE
D. NEIL HAYES and wife, LIZA M. HAYES; and D. NEIL HAYES as Administrator, CTA of the Estate of Nancy Ann Wills Hayes **	LIAM A. O'BOYLE (unmarried)
Mailing Address: 127 Glendale Dr., Chapel Hill, NC 27514	Mailing Address: 1036 West End Boulevard, Winston-Salem, NC 27101

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 1410 Jarvis St., Winston-Salem, NC 27101

** See Forsyth County, NC Special Proceeding bearing File Number 16 SP 0344 granting the Administrator of the Estate of Nancy Ann Wills Hayes authority to take control of the decedent's 1/2 undivided interest in the property conveyed hereby and to sell the same by private sale to the Grantee.

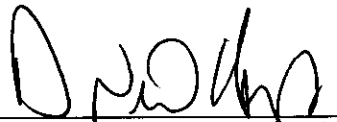
As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [X] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2997, Page 541, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 2, Page 36(2).

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

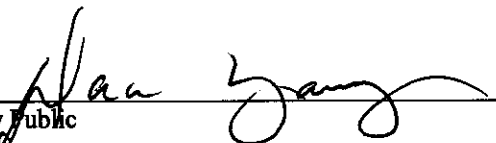
 (SEAL)
D. Neil Hayes, individually and as Administrator, CTA
of the Estate of Nancy Wills Hayes

 (SEAL)
Liza M. Hayes

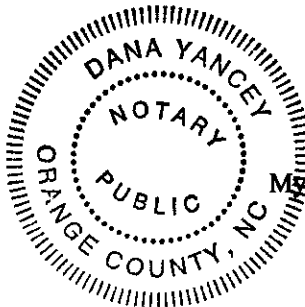
State of North Carolina, County of ORANGE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: D. Neil Hayes and wife, Liza M. Hayes; and, D. Neil Hayes as Administrator, CTA of the Estate of Nancy Wills Hayes.

Date: 3-9-2016


Notary Public

DANA YANCEY
printed or typed name of notary public



My Commission Expires: AUGUST 11 2018

Exhibit A

BEGINNING at an iron stake at the southern right of way of Jarvis Street, said iron stake being the northeast corner of Lot 22 as shown on the Plat of Crafton Heights as recorded in Plat Book 2, Page 36(4), Forsyth County Registry; thence with the eastern line of said Lot 22, South 29° 42' East 54.3 feet to an iron stake, said iron stake being the northeast corner of Lot 21 of aforementioned Crafton Heights; thence with the northern line of Lot 21, South 59° 48' West 61.77 feet to an iron stake; thence on a new line North 34° 43' West 54.37 feet to an iron stake in the northern line of aforementioned Lot 22; thence with the northern line of Lot 22, North 59° 50' East 62.77 feet to the place of beginning and containing 3,218 square feet, more or less.

The above-described property being more generally known as the eastern portion of Lot 22, Crafton Heights, as shown in Plat Book 2, Page 36(2), Forsyth County Registry.

Tax Parcel Number: 6825-74-4538.00 (Block 1024, Lot 022A)

Property Address: 1410 Jarvis Street, Winston-Salem, NC 27101